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**PART--I-- Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.****GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT**

F.5(23)-TUDA/Estt/2025/1093

Dated, Agartala, the 19th May, 2025.**Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025**

The Government of Tripura recognizes the challenges faced by Urban Local Bodies (ULBs) and development authorities in acquiring land for public purposes such as infrastructure development, affordable housing and public utilities & services. To address these challenges and enable planned urban development, the Government of Tripura hereby introduces the "Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025" which provides an innovative mechanism to compensate landowners whose lands maybe required for public purposes through transferable development rights certificate rather than monetary compensation. This policy aims to facilitate the implementation of Master Plans, development of Affordable Housing & Slum Rehabilitation, and creation of essential public infrastructure while ensuring fair reward to landowners and promoting optimal utilization of land resources.

1. INTRODUCTION**1.1 Short Title and Commencement:**

- (a) This policy shall be called "Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025".
- (b) It shall come into force on the date of its publication in the Official Gazette.
- (c) It shall apply to all urban areas under the jurisdiction of Municipal Corporations, Municipal Councils, Nagar Panchayats, and areas notified as Local Planning Areas under the Tripura Urban Planning and Development Act, 2018, as well as any other area specifically notified by the State Government for the application of this policy.

1.2 Objectives:

The key objectives of the TDR Policy are:

- (a) To implement Master Plan proposals and urban development projects effectively and efficiently.
- (b) To promote planned development by allowing additional Floor Area Ratio (FAR) in designated receiving zones with all necessary infrastructure upgrading.
- (c) To facilitate the development of affordable housing including rehabilitation of slum dwellers.
- (d) To create a market-based mechanism for sale of TDR Certificates through a web portal under the UDD for optimal utilization of Urban Land Resources (within Urbanised Area or future Urbanisable Areas).

1.3 Definitions:

In this policy, unless the context otherwise requires:

- (a) "**Act**" means the Tripura Municipal Act, 1994 or the Tripura Urban Planning and Development Act, 2018, as applicable.
 - (b) "**Authority**" means the Urban Development Department of the Government of Tripura (UDD) which shall serve as the primary implementing agency for this policy.
 - (c) "**Base FAR**" means the Floor Area Ratio permissible on a plot as a matter of right without payment of any premium as per the Tripura Building Rules, 2017, and its amendments.
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- (d) "**Central Business District (CBD)**" means an area designated as such in the Master Plan or specifically notified by the Authority for the purpose of this policy.
- (e) "**Developer Entity**" means any person or organization undertaking development projects utilizing TDR in receiving zones.
- (f) "**Transferable Development Rights Certificate (TDRC)**" means a certificate issued by the Authority as evidence of the award of development rights to the owner of a plot who is willing to transfer the land for a public purpose as per this policy.
- (g) "**Floor Area Ratio (FAR)**" means the quotient obtained by dividing the total covered area on all floors by the plot area as defined in the Tripura Building Rules, 2017.
- (h) "**Generating Plot**" means a land parcel that is transferred to the Authority for a public purpose and against which a TDR certificate is issued.
- (i) "**High Value Zone**" means areas designated by the Authority that have higher land values and economic importance, including Central Business Districts (CBD) and other premium urban locations, for the purpose of calculating and managing TDR benefits.
- (j) "**Influence Zone**" means area within a radius of 500 m from the TOD Node.
- (k) "**Intense/Core Zone**" means area within a radius of 250 m from the TOD Node.
- (l) "**Originating Zone**" means the zone in which the generating plot is located.
- (m) "**Receiving Plot**" means a land parcel where the TDR can be utilized for additional built-up area over and above the base FAR.
- (n) "**Receiving Zone**" means an area designated by the Authority where development rights can be utilized.
- (o) "**Sending Zone**" means an area designated by the Authority from which development rights can be transferred.
- (p) "**Small Landholding**" means a land parcel of size less than 200 square meters in urban areas or less than 335 square meters in sub-urban areas as per local measurement standards.
- (q) "**TDR Bank**" means a ledger maintained by the Authority to record all transactions related to TDR certificates.
- (r) "**TDR Unit**" means the quantum of development rights expressed in square meters of built-up area that can be transferred or utilized under this policy. All TDR calculations and transactions shall be done in TDR Units.
- (s) "**TOD Node**" means Transit Nodes will be the junction points of Arterial, Sub Arterial, & Collectors Road. It will be identified by UDD as a focal point for TOD planning and implementation.
- (t) "**TOD Zone**" means areas designated under the Transit Oriented Development Policy including intense zones and influence zones where specific TDR provisions apply.
- (u) "**Transferable Development Rights (TDR)**" means the development potential expressed in terms of built-up area of a particular land parcel that may be separated from the land itself and transferred to another parcel of land as additional built-up area over and above the base FAR, as per the provisions of this policy, provided that the FAR of land parcel undergoing separation is allowable only when the land parcel falls in notified Sending Zone and the land parcel going to receive such a separated FAR shall be located in notified Receiving Zone.
- (v) "**Urban Local Body (ULB)**" means a Municipal Corporation, Municipal Council, or Nagar Panchayat constituted under the Tripura Municipal Act, 1994, or any other local government body notified by the State Government for the purposes of this policy.

- (w) **"Urban Development Department (UDD)"** means the Urban Development Department of the Government of Tripura, which is the apex body for Tripura Urban Planning and Development Authority (TUDA) and all Urban Local Bodies (ULBs).
- (x) Other terms used in this policy shall have the same meaning as defined in the Tripura Municipal Act, 1994, Tripura Building Rules, 2017, and Tripura Urban Planning and Development Act, 2018.

1.4 Phases of TDR:

The TDR policy shall be implemented in phases:

- (a) **Phase I:** Notification of TOD Zone in Agartala, Udaipur and Dharmanagar, including the Intense & Influence Zones along with identifying Receiving and Sending Zones, under the supervision of Urban Development Department (UDD).
- (b) **Phase II:** Developer Entities (DEs) shall be identified for each TOD Zone within the existing urbanized and future Urbanisable Areas of Agartala, Udaipur, and Dharmanagar, for the purpose of planning and implementing necessary urban infrastructure upgrades required to support higher population density resulting from additional FAR allowances, under the supervision of the Urban Development Department.
- (c) **Phase III:** Actual implementation of the TOD Scheme on the Intense Zones & Influence Zones by respective DEs, with gradual expansion of TDR mechanism to other designated Receiving Zones within the same urban areas, under the supervision of Urban Development Department.
- (d) **Phase IV:** Gradual expansion of TDR mechanism to other Urban Local Bodies (ULBs) across Tripura based on infrastructure readiness assessment and market demand.

1.5 Relationship with Tripura Transit Oriented Development (TOD) Policy, 2025:

- (a) While this TDR Policy establishes a broader framework for transfer of development rights across urban areas of Tripura, implementation will begin with TOD Zone as priority areas.
- (b) TDR implementation in TOD Zone will follow additional requirements specified in the Tripura Transit Oriented Development Policy, 2025.
- (c) As the TDR mechanism matures, it will gradually expand beyond TOD Zone to other suitable receiving zones based on infrastructure readiness.

2. PURPOSES FOR WHICH TDR MAY BE GRANTED

2.1 Development of Public Infrastructure:

- (a) Land required for roads, road widening, and transportation infrastructure as proposed in the Master Plan or Zonal Plan.
- (b) Land required for public utilities and services including water supply, sewerage, drainage, solid waste management, electricity, and other urban infrastructure.
- (c) Land required for social infrastructure such as schools, hospitals, community facilities, police stations, fire stations, and other public buildings.

2.2 Affordable Housing:

- (a) Development of affordable housing projects under government schemes
- (b) Rehabilitation and redevelopment of slum areas
- (c) Housing for economically weaker sections and low-income groups

2.3 Other Public Purposes:

- (a) Any other purpose notified by the State Government through Urban Development Department from time to time.

3. IDENTIFICATION OF SENDING AND RECEIVING ZONES

3.1 Designation of Sending Zones:

- (a) Areas reserved for public purposes in the Master Plan or Zonal Plan
- (b) Areas along existing roads earmarked for widening
- (c) Areas identified for development of public infrastructure
- (d) Any other area notified by the State Government through Urban Development Department from time to time

3.2 Designation of Receiving Zones:

- (a) TOD zone (as defined in the Tripura Transit Oriented Development Policy, 2025) shall be prioritized as primary receiving zones for initial TDR implementation.
- (b) Additional areas that may be designated as receiving zones include:
 - (i) Areas having adequate infrastructure or potential for infrastructure development
 - (ii) Areas along major transit corridors with road width of 10 meters or more
 - (iii) Areas designated for commercial or mixed-use development
 - (iv) Areas under Land Pooling Scheme and Satellite Town Development Scheme
 - (v) Special Development Zones identified in the Master Plan
 - (vi) Areas adjacent to major institutional or commercial developments
 - (vii) Any other area notified by the State Government through Urban Development Department from time to time

3.3 Central Business District (CBD):

Areas designated as CBD in the Master Plan shall be classified as high-value zones for the purpose of TDR calculation. The CBD areas shall be specifically notified by the Urban Development Department.

3.4 Exclusions from Receiving Zones:

- (a) Environmentally sensitive areas including wetlands, forest areas, and buffer zones around water bodies
- (b) Heritage conservation areas and archaeological sites
- (c) Areas falling within prohibited zones around monuments
- (d) Areas with inadequate infrastructure capacity
- (e) Areas prone to natural hazards
- (f) Military and security zones
- (g) Any other area specifically excluded by the State Government through Urban Development Department

3.5 Notification of Zones:

- (a) The Urban Development Department shall prepare maps identifying the sending and receiving zones and publish them for public awareness.
- (b) The maps shall be updated periodically to reflect changes in the urban development pattern and infrastructure availability.
- (c) The Urban Development Department shall make these maps available on its website and in its offices for public reference.

4. QUANTUM OF TDR

Section	Category	TDR Entitlement
4.1	TDR for Landowners	
4.1(a)	For land transferred in non-CBD areas	TDR equivalent to 2 times the area of transferred land.
4.1(b)	For land transferred in CBD areas	TDR equivalent to 3 times the area of transferred land
4.1 (c)	For land transferred to be utilized specifically for residential developments	TDR equivalent to 3.5 times the area of transferred land in non-CBD areas and 4 times in CBD areas shall be granted, creating a specific residential TDR category.
4.2	TDR for Developers	
4.2(a)	For development of affordable housing under government schemes	Developer who is engaged for the purpose of Affordable housing under government scheme will receive additional TDR equivalent to 20% of the quantum of TDR they received from the landowners.
4.3	Incentives for Early Implementation	
4.3(a)	Phase 1 - Priority Corridors	For lands transferred within 1 year of notification of specific corridor/zone as sending zone, additional TDR of 20% shall be granted
4.3(b)	Phase 2 - Secondary Corridors	For lands transferred within 1 year of notification of additional corridors/zones, additional TDR of 15% shall be granted
4.3(c)	General Implementation	For lands transferred between 1 st and 2 nd year of any zone notification, additional TDR of 10% shall be granted
4.4	Provisions for Small Landholdings	
4.4(a)	Special Benefits	Small landowners shall receive an additional 5% TDR beyond the standard entitlement to promote participation
4.4(b)	Options for Small Landowners	<p>Owners of small landholdings shall have the following simplified options:</p> <p>(i) Standard TDR Certificate: Receive a TDR certificate with the applicable multiplier plus the 5% additional incentive.</p> <p>(ii) Combined Certificate: Two or more adjacent small landowners may receive a single joint TDR certificate with clear specification of each owner's share along with above benefits.</p>

5. PROCEDURE FOR ISSUANCE OF TDR CERTIFICATE

5.1 Application for TDR Certificate:

- (a) The landowner shall submit an application to the Urban Development Department in the prescribed format accompanied by the following documents:
 - (i) Proof of ownership of land (Record of Rights, registered sale deed, etc.)
 - (ii) Location plan and site plan showing the boundaries of the land
 - (iii) Survey plan prepared by a licensed surveyor
 - (iv) Details of encumbrances, if any
 - (v) No Objection Certificate from lending institutions, if the property is mortgaged
 - (vi) Other documents as specified by the Urban Development Department
- (b) The application shall be submitted online through the portal designated by the Urban Development Department, with provision for manual submission where online facilities are not available.

5.2 Scrutiny and Verification:

- (a) A Scrutiny Committee constituted by the Urban Development Department shall complete examining the application for TDR within 7 working days of its receipt, verify the ownership, location, area, and eligibility of the land for TDR.
- (b) The committee may conduct site inspection and measurement of the land, if required.
- (c) The landowner shall be given an opportunity to be heard before any decision is taken on the application.
- (d) The committee shall submit its report to the Urban Development Department.

5.3 Issuance of Transferable Development Rights Certificate (TDRC):

- (a) Upon approval of the application the landowner shall be informed within 3 working days.
- (b) Land owner shall transfer the land to the UDD in consideration of an appropriate Transferable Development Rights Certificate (TDRC) within 14 working days.
- (c) The TDRC shall specify:
 - (i) Name of the original landowner
 - (ii) Details of land transferred (area, survey number, location)
 - (iii) TDR granted in terms of this policy (in square meters)
 - (iv) TDR certificates issued under this policy shall remain valid in perpetuity with no expiration date
 - (v) Other applicable conditions
- (d) The TDRC shall be issued in both physical and digital formats
- (e) For projects initiated by other government departments:
 - (i) The concerned department shall submit land requirement details to UDD along with purpose and technical specifications.
 - (ii) The UDD shall process requisite TDR applications, have the land transferred by issuing TDRC in coordination with the concerned department.
 - (iii) Joint verification of land by UDD and concerned department shall be conducted.

5.4 TDR Bank:

- (a) The Urban Development Department shall maintain a TDR Bank to record all TDR certificates issued and their subsequent transfers and utilization.
- (b) The TDR Bank shall be maintained in digital format and shall be accessible to the public through a web portal.
- (c) The TDR Bank shall record the following details:
 - (i) Details of all TDR certificates issued
 - (ii) Details of transfers of TDR certificates
 - (iii) Details of utilization of TDR
 - (iv) Current status of each TDR certificate
- (d) The Urban Development Department shall publish quarterly reports on the status of TDR certificates issued, transferred, and utilized.

6. UTILIZATION OF TDR

6.1 General Conditions:

- (a) TDR can be utilized only in designated receiving zones as may be notified by the State Government through Urban Development Department.
- (b) The landowner of the receiving plot must obtain all necessary clearances and approvals as may be required under applicable provisions of law.
- (c) TDR can be utilized by the original landowner or any subsequent transferee.

6.2 Procedure for Utilization:

- (a) The owner of a receiving plot intending to utilize TDR shall submit an application to the Urban Development Department along with:
 - (i) Original TDR certificate or details of digital certificate
 - (ii) Building plan showing the proposed utilization of TDR
 - (iii) Proof of ownership of the receiving plot
 - (iv) Such other documents as may be specified by the Urban Development Department
- (b) The Urban Development Department shall verify the eligibility of the receiving plot for TDR utilization and issue a TDR Utilization Certificate (TUC) within 7 working days.
- (c) The Urban Development Department shall record the utilization of TDR in the TDR Bank and on the TDR certificate.

6.3 Building Height Considerations for TDR Utilization:

Under this policy where additional height is permitted through TDR utilization, the following shall be mandatory:

- Structural stability certification
- Fire safety compliance
- Airport authority clearance where applicable
- Additional compliances as may be required

6.4 Considerations:

- (a) Receiving zones shall be periodically reviewed to assess the cumulative impact of TDR utilization on infrastructure and environment.

- (b) The UDD shall conduct infrastructure capacity evaluation to assess the required upgradation so as to cater to increased density and traffic impact.
- (c) The Authority may temporarily suspend or restrict TDR utilization in specific receiving zones if the infrastructure capacity is assessed to be inadequate to support additional development. Such suspension shall remain in effect until necessary infrastructure upgrades are completed.

6.5 Infrastructure Linkage Requirement:

- (a) TDR utilization in any receiving zone shall be permitted only when accompanied by one of the following:
 - (i) Infrastructure Impact Fee of Rs. 500 per square meter of additional built-up area.
 - (ii) Adequate provision for infrastructure improvements by the developer utilizing TDR, including - Pedestrian facilities and sidewalks - Water harvesting and drainage improvements - Public open spaces and green areas - Last-mile connectivity infrastructure. The extent and specifications of such improvements shall be determined based on the quantum of TDR utilized
- (b) The Urban Development Department shall maintain a public dashboard showing infrastructure fund utilization and improvements in each receiving zone.

7. TRANSFER OF TDR CERTIFICATE

7.1 Transferability:

- (a) TDR certificates shall be transferable at will.
- (b) TDR certificates shall remain valid without expiration, providing certainty to landowners and market participants.

8. SPECIAL PROVISIONS

The provisions in this section apply specifically to receiving plots where TDR is proposed to be utilized. The additional benefits shall be available only upon actual utilization of TDR on such plots.

8.1 TDR for Green Buildings:

- (a) For buildings achieving green certification:
 - (i) Gold rating or equivalent: Additional TDR of 5% of the quantum of TDR they received from the landowners
 - (ii) Platinum rating or equivalent: Additional TDR of 10% of the quantum of TDR they received from the landowners
- (b) For buildings incorporating disaster-resilient features beyond the mandatory requirements, additional TDR of 5% of the quantum of TDR they received from the landowners may be granted based on certification from the authority designated for this purpose.

8.2 TDR for Slum Rehabilitation:

For development of slum rehabilitation projects:

- (a) Additional TDR equivalent to 25% of the quantum of TDR they received from the landowners for rehabilitation of slum dwellers shall be granted.

9. INSTITUTIONAL MECHANISM

9.1 Working Committee:

- (a) The Urban Development Department shall constitute a Working Committee consisting of:

- (i) Director, Urban Development Department - Chairperson
 - (ii) A representative of the Revenue Department (not below the rank of Deputy Collector)
 - (iii) A representative of the Tripura Urban Planning & Development Authority (TUDA).
 - (iv) The Working Committee shall additionally include:
 - Representative from the department implementing the public purpose project for which TDR is being granted
 - Technical experts relevant to the specific project type
 - (v) Any other member as deemed necessary by the Urban Development Department
- (b) The Working Committee shall:
- (i) Examine applications for TDR certificates
 - (ii) Verify the eligibility of land for TDR
 - (iii) Calculate the quantum of TDR to be granted
 - (iv) Submit recommendations to the Urban Development Department

9.2 State Level TDR Committee:

- (a) A State Level TDR Committee shall be constituted under the chairmanship of the Secretary, Urban Development Department, consisting of:
- (i) Secretary, Urban Development Department - Chairperson
 - (ii) Secretary, Revenue Department - Member
 - (iii) Director, Urban Development Department - Member
 - (iv) Commissioner, TUDA - Member
 - (v) Commissioner, Municipal Administration - Member
 - (vi) Chief Planner, TUDA - Member Secretary
 - (vii) Chief Engineer, PWD - Member
 - (viii) Representatives of any other department as deemed necessary by the Government
- (b) The State Level TDR Committee shall:
- (i) Monitor the implementation of the TDR policy
 - (ii) Resolve issues and disputes related to TDR
 - (iii) Recommend modifications to the TDR policy
 - (iv) Coordinate between different departments for effective implementation of the policy
 - (v) Review the functioning of TDR Cells

9.3 TDR Market Development:

- (a) The Urban Development Department shall guide the TDR market development by:
- (i) Establishing a TDR information clearinghouse where buyers and sellers can access pricing information
 - (ii) Facilitating connections between potential buyers and sellers

- (iii) Providing advisory services on valuation and utilization
- (iv) Monitoring market trends and addressing market failures through policy interventions
- (v) Periodically publishing reference price guides based on recent transactions
- (b) Quarterly TDR trading sessions shall be organized in major urban centers where buyers and sellers can meet
- (c) An online TDR trading platform shall be developed within the TDR portal where buyers and sellers can post their requirements
- (d) The Authority shall collaborate with financial institutions to develop TDR-based bankable projects
- (e) Awareness programs shall be conducted periodically for landowners, developers, and financial institutions
- (f) Annual reports on TDR market performance shall be published, including transaction volumes, price trends, and market participants.

10. MONITORING AND EVALUATION

10.1 Quarterly Performance Review:

- (a) The Urban Development Department shall conduct quarterly reviews of TDR implementation with focus on:
 - (i) Number and value of TDR certificates issued
 - (ii) Proportion of landowners choosing TDR versus direct compensation
 - (iii) TDR utilization rates and geographic distribution
 - (iv) Market liquidity and price stability
 - (v) Infrastructure improvements in receiving zones
 - (vi) Administrative efficiency and processing times
- (b) Quarterly performance reports shall be published on the Department website and shared with all ULBs.

10.2 Transparency and Accountability:

- (a) The Urban Development Department shall publish quarterly reports on the status of TDR certificates issued, transferred, and utilized.
- (b) The reports shall be made available on the website of the Urban Development Department and the online portal.
- (c) The Urban Development Department shall maintain a public registry of all TDR transactions.

11. GRIEVANCE REDRESSAL

11.1 Grievance Redressal Mechanism:

- (a) The Urban Development Department shall establish a Grievance Redressal Cell to address complaints related to TDR.
- (b) The Cell shall be headed by an officer not below the rank of Additional Director or equivalent.

11.2 Procedure for Filing Complaints:

- (a) Any person aggrieved by a decision of the Urban Development Department may file a complaint with the Grievance Redressal Cell within 30 days of such decision.

- (b) The Cell shall acknowledge the complaint within 7 days and dispose it of within 14 days.

11.3 Appeal:

- (a) Any person aggrieved by a decision of the Grievance Redressal Cell may appeal to the State Level TDR Committee within 30 days of such decision.
- (b) The Committee shall dispose of the appeal within 14 days.
- (c) The decision of the State Level TDR Committee shall be treated as final at the administrative level.

ANNEXURE A: Working Examples of TDR Calculation

By Order of the Governor



(Abhishek Singh, IAS)

Secretary to the Government of Tripura

ANNEXURE A: Working Examples of TDR Calculation

This annexure provides examples of TDR calculations under various scenarios as per the Tripura Policy for Grant & Utilisation of Transferable Development Rights, 2025.

Note: These examples are illustrative. Actual calculations will be based on specific circumstances, accurate circle rates, and other factors determined by the Urban Development Department at the time of TDR processing.

1. Basic TDR Calculation for Land Surrender

Location	Land Area Transferred	TDR Entitlement Factor	Calculation	TDR Certificate Value
Non-CBD Area	500 sq.m.	2.0	500×2.0	1,000 sq.m.
CBD Area	500 sq.m.	3.0	500×3.0	1,500 sq.m.

2. TDR with Early Implementation Incentives

Scenario	Land Area	Base TDR	Incentive	Calculation	Total TDR
Non-CBD Area, within 1 year	500 sq.m.	1,000 sq.m.	20%	$1,000 + (1,000 \times 20\%)$	1,200 sq.m.
CBD Area, within 2 years	500 sq.m.	1,500 sq.m.	15%	$1,500 + (1,500 \times 15\%)$	1,725 sq.m.
Non-CBD Area, within 3 years	500 sq.m.	1,000 sq.m.	10%	$1,000 + (1,000 \times 10\%)$	1,100 sq.m.

3. TDR for Affordable Housing Developers

Parameter	Value
Land Area Transferred	1,000 sq.m.
TDR Received by Developer from Landowners	2,000 sq.m.
Additional TDR for Affordable Housing	$2,000 \times 20\% = 400$ sq.m.
Total TDR for Developer	2,400 sq.m.

4. TDR for Slum Rehabilitation

Parameter	Value
Land Area Transferred	800 sq.m.
TDR Received by Developer from Landowners	1,600 sq.m.
Additional TDR for Slum Rehabilitation	$1,600 \times 25\% = 400$ sq.m.
Total TDR for Developer	2,000 sq.m.

5. TDR for Small Landholdings

Parameter	Value
Land Area (Small Landholding)	180 sq.m.
Base TDR Factor (Non-CBD)	2.0
Small Landholding Incentive	5%
Base TDR	$180 \times 2.0 = 360$ sq.m.
Additional Incentive	$360 \times 5\% = 18$ sq.m.
Total TDR Certificate Value	378 sq.m.

6. Example of Combined Certificate for Small Landowners

Owner	Land Contributed	Base TDR	5% Incentive	Individual Share
Owner A	150 sq.m.	300 sq.m.	15 sq.m.	315 sq.m.
Owner B	180 sq.m.	360 sq.m.	18 sq.m.	378 sq.m.
Combined Certificate	330 sq.m.	660 sq.m.	33 sq.m.	693 sq.m.